



# City of NORFOLK

C: Dir., Department of City Planning

To the Honorable Council  
City of Norfolk, Virginia

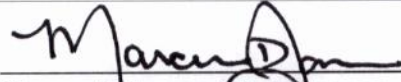
June 23, 2015

From: George M. Homewood, AICP, CFM, Planning Director

Subject: **Rezoning from I-2 (Light Industrial) to Conditional C-2 (Corridor Commercial) and Special Exception for Mixed Uses (residential and commercial) – Capital Finance, LLC**

Reviewed:   
Ronald H. Williams, Jr., Deputy City Manager

Ward/Superward: 2/7

Approved:   
Marcus D. Jones, City Manager

Item Number: **PH-2**

- I. **Staff Recommendation:** Approval.
- II. **Commission Action:** By a vote of **7 to 0**, the Planning Commission recommends **Approval**.
- III. **Requests:**
  - Conditional Rezoning: I-2 to Conditional C-2
  - Special exception to permit 14 residential dwelling units and ground floor commercial uses within the same building.
- IV. **Applicant:** Shahpor (Ben) Mahgerefteh
- V. **Description:**
  - The applications propose to adaptively reuse the existing building to allow for mixed uses; 3,600 square feet of commercial space and six dwelling units proposed on the ground floor with eight dwelling units proposed for the second floor.
  - At the April Planning Commission public hearing, three industrial property owners spoke in opposition to the original request due to parking concerns along 44<sup>th</sup> Street.
    - In order to address the parking concerns that were raised by three nearby property owners, the applicant presented an amended proposal at the May public hearing from what was presented at the April public hearing:
      - A reduction of 2 dwelling units (14 units versus 16 units initially proposed).
      - Two additional parking spaces are provided on the revised site plan (24 spaces versus 22 spaces initially proposed).
    - At the May public hearing, a representative of the industrial property owners spoke in favor of the amended proposal.

Staff point of contact: Matthew Simons at 664-4750, [matthew.simons@norfolk.gov](mailto:matthew.simons@norfolk.gov)

**Attachments:**

- Staff Report to CPC dated May 28, 2015 with attachments
- Letter of support – Highland Park Civic League
- Proponents and Opponents
- Ordinances





# City of NORFOLK

## Planning Commission Public Hearing: May 28, 2015

for Executive Secretary: George M. Homewood, AICP, CFM *GMH*

Staff: Matthew Simons, CFM *M.S.*

Staff Report	Item No. <span style="background-color: #cccccc;">C - 4</span>	
Address	834 44 <sup>th</sup> Street	
Applicant	Capital Finance, Inc.	
Requests	Rezoning	I-2 (Light Industrial) to Conditional C-2 (Corridor Commercial)
	Special Exception	Mixed Uses (residential and commercial)
Property Owner	Path Group, LLC	
Site Characteristics	Site Area	½ acre
	Zoning	I-2
	Neighborhood	Highland Park
	Character District	Traditional
Surrounding Area	North	I-2: Two single-family houses
	East	Cond. C-2: Knitting Mill mixed use apartments and Space Cadets self-storage
	South	I-2: Tidewater Gymnastics Academy
	West	I-2: Mike Bliss commercial contractor





#### A. Summary of Request

- The applications propose to adaptively reuse the existing building to allow for mixed uses; 3,600 square feet of commercial space and six dwelling units proposed on the ground floor with eight dwelling units proposed for the second floor.
- The site consists of a vacant commercial building (formerly used for automobile repair and automobile storage – towing).
- The site is located within the Knitting Mill Creek District, directly to the west of the Knitting Mill mixed use apartment and self-storage facility, fronting along the north side of 44<sup>th</sup> Street and the south side of 45<sup>th</sup> Street.
- In order to address parking concerns that were raised by three nearby property owners along 44<sup>th</sup> Street, the applicant has presented an amended proposal from what was presented at the April Planning Commission public hearing:
  - A reduction of 2 dwelling units (14 units versus 16 units initially proposed).
  - A slight increase in commercial square footage (3,600 square feet versus 3,430 initially proposed).
  - Two additional parking spaces are provided on the revised site plan (24 spaces versus 22 spaces initially proposed).

#### B. Plan Consistency

- *plaNorfolk2030* designates this site as commercial.
- The Identifying Land Use Strategies chapter of *plaNorfolk2030* identifies the commercial land use category as a location for a broad range of retail, hotel, and office uses located along arterial roadways, near transit hubs, or in neighborhood-serving nodes.
  - It further states that these areas may include residential uses, typically located above the ground floor in a mixed use development.
- The *Central Hampton Boulevard (CHB) Area Plan* identifies this site as within the knitting mill creek district, where a variety of commercial and residential uses is anticipated.
- Given that the proposed development would include commercial uses with a mix of residential dwellings, the proposed zoning change to commercial and the proposed mixed use development is consistent with the *plaNorfolk2030* and the *CHB Area Plan*.

#### C. Zoning Analysis

##### i. General:

- The C-2 district allows for a proposed mix of residential and commercial uses in the same building by obtaining a Special Exception.
- The uses located immediately adjacent to the site consist of a mix of commercial and industrial uses to the west, commercial and single-family residential to the north, a mixed use development to the east and commercial uses to the south.
  - A similar rezoning and mixed use special exception was approved in 2004 for the Knitting Mill mixed use apartments directly to the east of the site.
- The property is currently developed with a vacant industrial building.

ii. Parking:

- The site is located within the Traditional Character District which requires one parking space per dwelling unit for an adaptive reuse project, and 1.6 parking spaces per dwelling unit for any new square footage added to the building.
  - 19 parking spaces are required for the 14 dwelling units, and 12 spaces are required for the 3,600 square feet of ground floor commercial space.
  - The applicant is proposing to improve the parking area with a reconfigured access, striped spaces and an adequate drive aisle, sufficient to accommodate 24 parking spaces on site.
    - The 9,915 square foot building is grandfathered for 39 parking spaces.
    - Since the proposal is within an existing building, built prior to the current parking requirements, and the conversion to residential does not have a greater parking demand than what is otherwise required for commercial uses (31 spaces versus a commercial demand of 39 spaces), no new spaces are required.
  - Since the mix of uses proposed on the site will have a decreased parking demand, the proposal is deemed sufficient so as to not cause any further adverse impacts to its surroundings.
- Four bicycle parking spaces will be required.

iii. Flood Zone:

The property is in the X Flood Zone, which is a low risk flood zone.

**D. Transportation Impacts**

- Institute of Transportation Engineers (ITE) figures estimate that this use will generate 212 new vehicle trips per day.
- Based upon ITE data, the prior warehouse use on this site would be expected to generate 36 weekday trips while the proposed new mixed use project including 14 apartments and approximately 3,600 square feet of retail space would be expected to generate 248 trips on weekdays.

**E. Impact on the Environment**

The site must continue to comply with all the standards set forth in the *Zoning Ordinance of the City of Norfolk, 1992*.

**F. Impact on Surrounding Area/Site**

- By requiring this use to conform to the conditions listed below, the proposed mixed use development should not have a negative effect on the surrounding neighborhood.
- The proposed mix of uses, with a decreased parking demand from how the building could currently be used, would be more compatible with the surrounding neighborhood than the currently permitted uses within the I-2 zoning district, and compatible with the immediately adjacent uses along this portion of the Knitting Mill Creek District.



**G. Payment of Taxes**

The owner of the property is current on all real estate taxes.

**H. Civic League**

- Notice was sent to the Highland Park Civic League on April 1<sup>st</sup>.
- The applicant presented the proposal at the March and April Highland Park Civic League meetings.

**I. Communication Outreach/Notification**

- Legal notice was posted on the property on March 17.
- Letters were mailed to all property owners within 300 feet of the property on April 9.
- Legal notification was placed in *The Virginian-Pilot* on April 9 and April 16.

**J. Recommendation**

Staff recommends that the rezoning and special exception requests be **approved** subject to the submitted proffers and attached conditions shown below:

**Rezoning Proffers**

- a. Not more than 14 residential dwelling units shall be located on the property.
- b. The site shall be redeveloped to provide no fewer than 24 new parking spaces on the site, in accordance with the proposed conceptual site plan prepared by *Robyn Thomas Architecture*, dated June 4, 2015, attached hereto and marked as Exhibit A.

**Special Exception Conditions**

- a. Not more than 14 residential dwelling units shall be located on the property.
- b. The site shall be redeveloped to provide no fewer than 24 new parking spaces on the site, in accordance with the proposed conceptual site plan prepared by *Robyn Thomas Architecture*, dated June 4, 2015, attached hereto and marked as Exhibit A.
- c. The principal building shall be improved generally in accordance with the attached elevations prepared by *Robyn Thomas Architecture*, dated April 13, 2015, attached hereto and marked as Exhibit B.

**Attachments**

Location Map  
Zoning Map  
Applications  
Physical Survey  
Conceptual Site Plan  
Elevations  
Notice to the Highland Park Civic Leagues

**Proponents and Opponents – April Planning Commission Public Hearing**

**Proponents**

Robyn Thomas – Representative  
913 West 21<sup>st</sup> Street, Suite C  
Norfolk, VA 23517

**Opponents**

James Gregg  
845 West 44<sup>th</sup> Street  
Norfolk, VA 23508

E.N. Tharrington  
823 West 44<sup>th</sup> Street  
Norfolk, VA 23508

Michael Dolsey  
863 West 44<sup>th</sup> Street  
Norfolk, VA 23508

**Proponents and Opponents – May Planning Commission Public Hearing**

**Proponents**

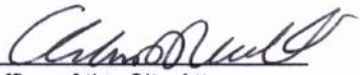
Robyn Thomas – Representative  
913 West 21<sup>st</sup> Street, Suite C  
Norfolk, VA 23517

James Gregg – Representative for the 44<sup>th</sup> Street industrial neighbors  
845 West 44<sup>th</sup> Street  
Norfolk, VA 23508

**Opponents**

None

Form and Correctness Approved: 

By   
Office of the City Attorney

Contents Approved: 

By   
DEPT.

NORFOLK, VIRGINIA

## ORDINANCE No.

AN ORDINANCE TO REZONE PROPERTY LOCATED AT 834 44<sup>th</sup> STREET FROM I-2 (LIGHT INDUSTRIAL) DISTRICT TO CONDITIONAL C-2 (CORRIDOR COMMERCIAL) DISTRICT.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That the property located at 834 44<sup>th</sup> Street is hereby rezoned from I-2 (Light Industrial) District to Conditional C-2 (Corridor Commercial) District. The property is more fully described as follows:

Property fronting 100 feet, more or less, along the northern line of 44<sup>th</sup> Street beginning 325 feet, more or less, from the western line of Colley Avenue and extending westwardly; property also fronts 100 feet, more or less, along the southern line of 45th Street; premises numbered 834 44<sup>th</sup> Street.

Section 2:- That the property rezoned by this ordinance shall be subject to the following conditions:

- (a) Not more than 14 residential dwelling units shall be located on the property.
- (b) The site shall be redeveloped to provide no fewer than 24 new parking spaces on the site, in accordance with the proposed conceptual site plan prepared by Robyn Thomas Architecture, dated June 4, 2015, attached hereto and marked as "Exhibit A."

Section 3:- That the official Zoning Map for the City of Norfolk is hereby amended and reordained so as to reflect this rezoning.

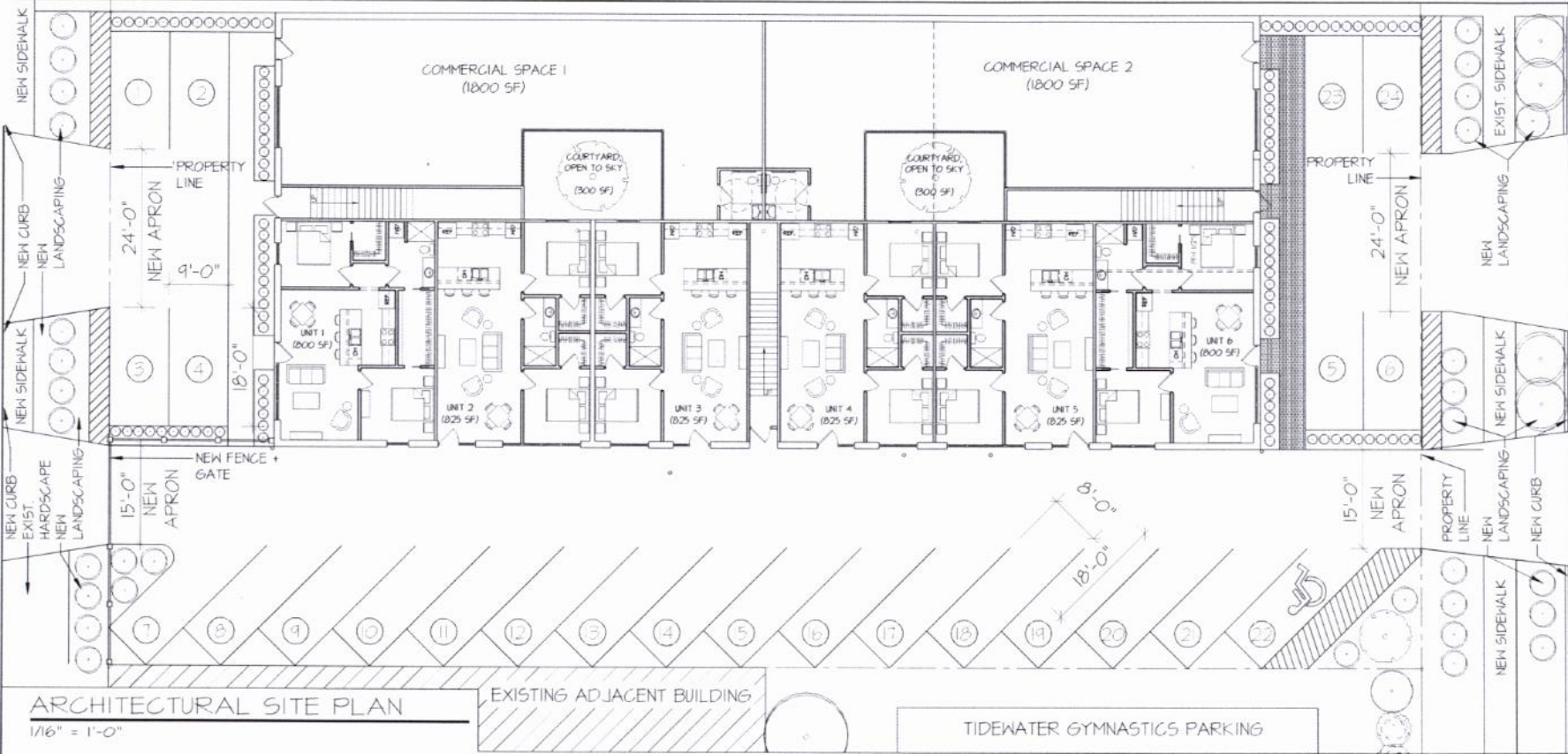
Section 4:- The Council hereby finds that this zoning amendment is required by public necessity, convenience, general welfare, or good zoning practice.

Section 5:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENT:

Exhibit A (1 page)

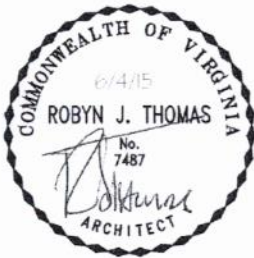




ARCHITECTURAL SITE PLAN  
1/16" = 1'-0"

PARKING ANALYSIS

	AREA	TENANT	DWELLING UNITS	PARKING CALC.	REQ'D PARKING
PARKING DEMAND	3600 SF	COMMERCIAL	-	1 SPACE/ 300 SF = 12 SPACES	5 DESIGNATED, 7 SHARED
	-	RESIDENTIAL: 1ST	6	1 SPACE/ DWELLING UNIT	6 SPACES
	-	RESIDENTIAL: 2ND	6	1b SPACE/DWELLING UNIT	13 SPACES
TOTAL REQUIRED PARKING:					24 SPACES
PROVIDED PARKING:					24 SPACES



**ROBYN THOMAS ARCHITECTURE**  
913 W. 21st Street, Suite C  
Norfolk, VA 23517  
Off: 757.822.7100  
Fax: 757.840.1014

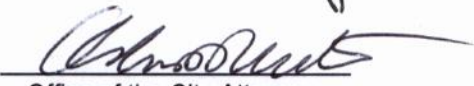
RENOVATIONS TO  
834 44TH STREET  
NORFOLK, VA

REVISIONS	
DATE	COMMENTS

OF  
06-04-15  
DATE  
15-002  
COMM. NO.  
DRAWN CEB  
CHECKED RJT  
**A1.0**

Form and Correctness Approved 

Contents Approved: 

By   
Office of the City Attorney

By   
DEPT.

NORFOLK, VIRGINIA

## ORDINANCE No.

AN ORDINANCE GRANTING A SPECIAL EXCEPTION TO PERMIT MIXED USES ON PROPERTY LOCATED AT 834 44<sup>TH</sup> STREET.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That a Special Exception is hereby granted to permit mixed uses on property located at 834 44<sup>TH</sup> Street. The property which is the subject of this Special Exception is more fully described as follows:

Property fronting 100 feet, more or less, along the northern line of 44<sup>th</sup> Street beginning 325 feet, more or less, from the western line of Colley Avenue and extending westwardly; property also fronts 100 feet, more or less, along the southern line of 45<sup>th</sup> Street; premises numbered 834 44<sup>th</sup> Street.

Section 2:- That the Special Exception granted hereby shall be subject to the following conditions:

- (a) Not more than 14 residential dwelling units shall be located on the property.
- (b) The site shall be redeveloped to provide no fewer than 24 new parking spaces on the site, in accordance with the proposed conceptual site plan prepared by Robyn Thomas Architecture, dated June 4, 2015, attached hereto and marked as "Exhibit A."
- (c) The principal building shall be improved generally in accordance with the attached elevations prepared by Robyn Thomas Architecture, dated April 13, 2015, attached hereto and marked as "Exhibit B."

Section 3:- That the City Council hereby determines that the Special Exception granted herein complies with each of the requirements of § 25-7 of the Zoning Ordinance of the City of



Norfolk, 1992 (as amended), namely that:

- (a) The proposed use and development will be in harmony with the objectives and policies of the adopted General Plan of Norfolk and with the general and specific purposes for which this ordinance was enacted and for which the regulations of the district in question were established;
- (b) The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located;
- (c) The proposed use and development will not have an adverse effect upon the character of the area or the public health, safety and general welfare. Conditions may be applied to the proposed use and development, as specified in section 25-8 below, to mitigate potential adverse impacts;
- (d) The proposed use and development will be constructed, arranged and operated so as not to interfere with the use and development of neighboring property in accordance with the applicable district regulations;
- (e) The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools;
- (f) The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets;
- (g) The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance;
- (h) The proposed use and development will not cause substantial air, water, soil or noise pollution or other types of pollution which cannot be mitigated;
- (i) The proposed use and development will not cause a negative cumulative effect, when its effect is

considered in conjunction with the cumulative effect of various special exception uses of all types on the immediate neighborhood and the effect of the proposed type of special exception use on the city as a whole;

- (j) The proposed use and development complies with all additional standards imposed on it by the particular provisions of the ordinance authorizing such use; and
- (k) No application for a special exception shall be recommended or granted until any and all delinquent real estate taxes owed to the City of Norfolk on the subject property have been paid.

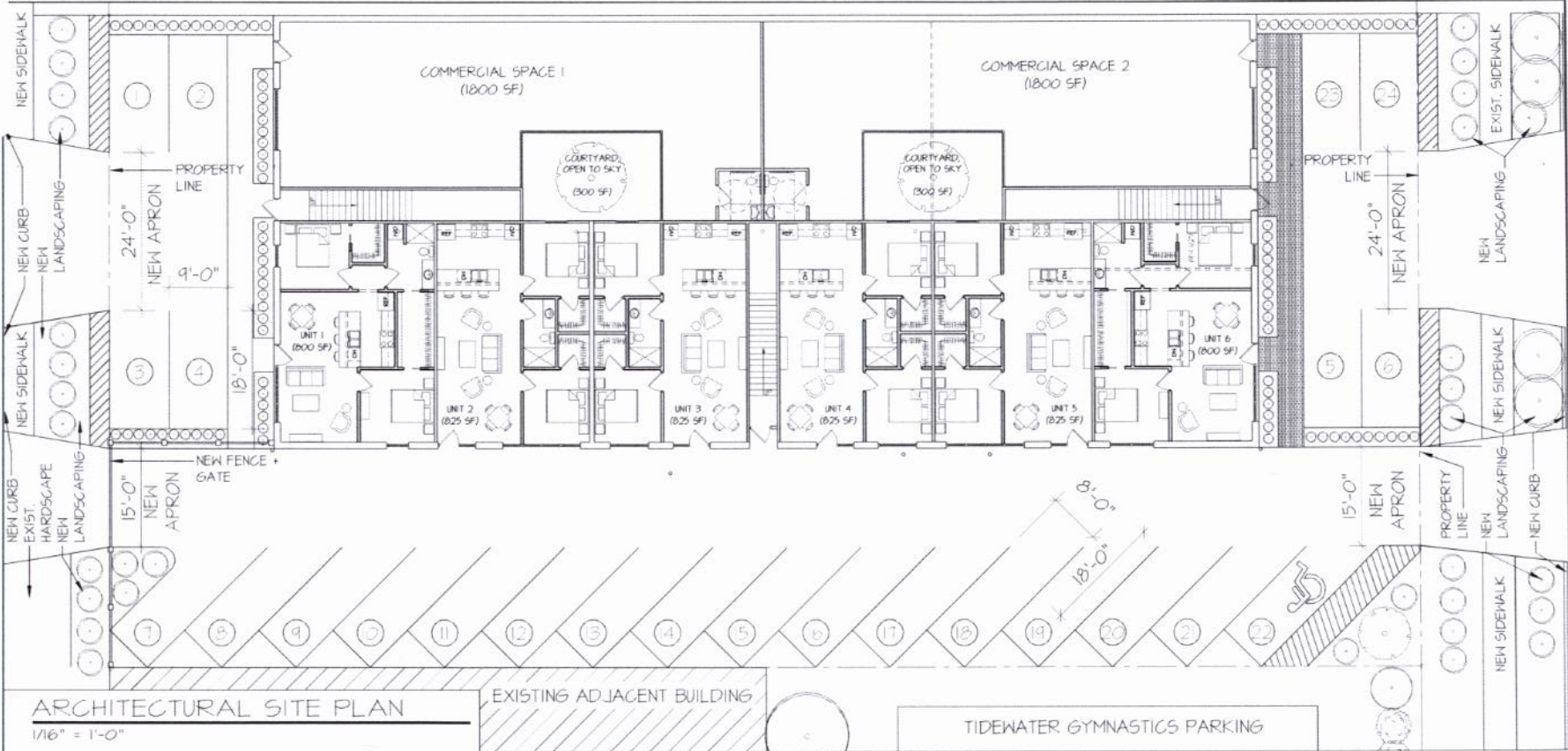
Section 4:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENTS:

Exhibit A (1 page)

Exhibit B (1 page)





ARCHITECTURAL SITE PLAN

1/16" = 1'-0"

EXISTING ADJACENT BUILDING

TIDEWATER GYMNASTICS PARKING

PARKING ANALYSIS

	AREA	TENANT	DWELLING UNITS	PARKING CALC.	REQ'D PARKING
PARKING DEMAND	3600 SF	COMMERCIAL	-	1 SPACE/ 300 SF = 12 SPACES	5 DESIGNATED, 7 SHARED
	-	RESIDENTIAL 1ST	6	1 SPACE/ DWELLING UNIT	6 SPACES
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TOTAL REQUIRED PARKING:					24 SPACES
PROVIDED PARKING:					24 SPACES



  
**ROBYN THOMAS  
ARCHITECTURE**  
913 W. 21st Street, Suite C  
Norfolk, VA 23517  
Or: 757.622.7100  
Fax: 757.640.1014

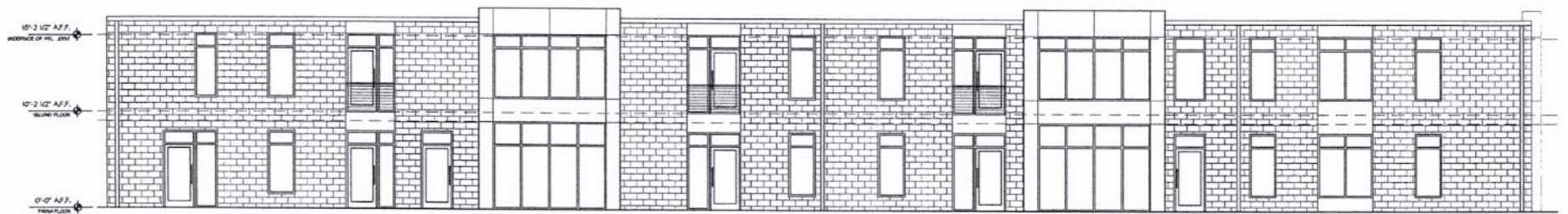


RENOVATIONS TO  
834 44TH STREET  
NORFOLK, VA

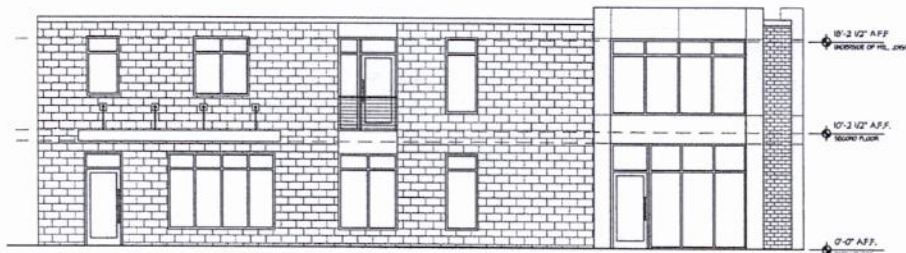
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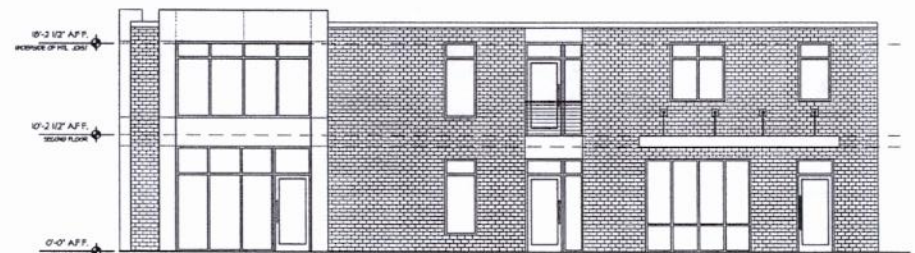
# Exhibit B



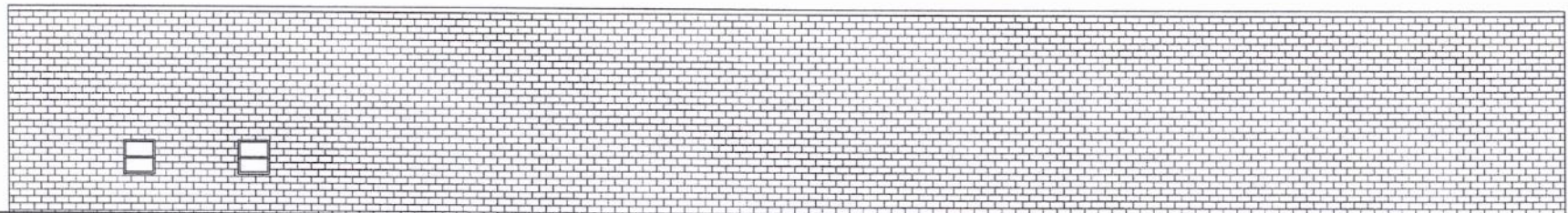
834 W 44TH STREET, NORFOLK, VIRGINIA: WEST ELEVATION  
3/32" = 1'-0"



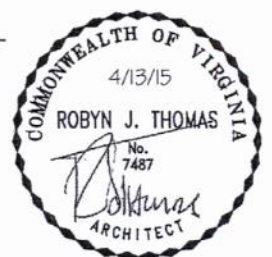
NORTH ELEVATION  
3/32" = 1'-0"



SOUTH ELEVATION  
3/32" = 1'-0"

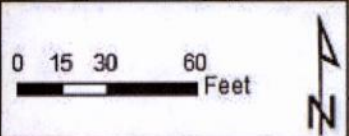
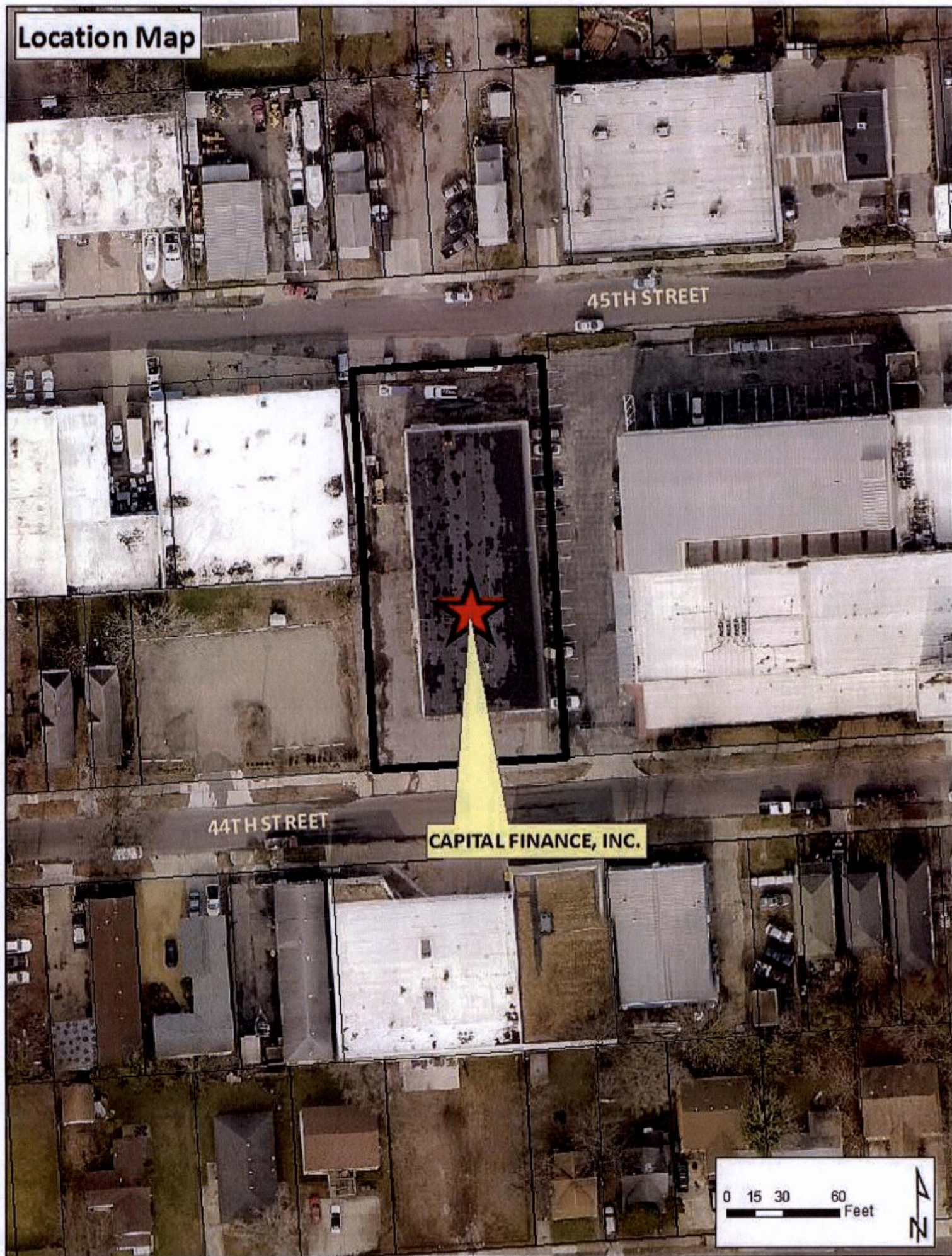


EAST ELEVATION  
3/32" = 1'-0"





**Location Map**





# Zoning Map

R-8

C-2

C-2

46TH STREET

R-8

C-2

C-2

I-2

45TH STREET

C-2

COLLEY AVENUE

I-2

44TH STREET

CAPITAL FINANCE, INC.

I-2

C-2

R-8

43RD STREET

R-8

0 30 60 120 Feet







**APPLICATION  
CHANGE OF ZONING**

Date of application: 2/9/15

**Change of Zoning**

From: I2 Zoning To: Conditional C2 Zoning

**DESCRIPTION OF PROPERTY**

Property location: (Street Number) 834 (Street Name) W. 44TH ST,

Existing Use of Property: WAREHOUSE

Current Building Square Footage 10,000

Proposed Use COMMERCIAL/RESIDENTIAL

Proposed Building Square Footage 10,000

Trade Name of Business (If applicable) CAPITAL FINANCE, INC.

**APPLICANT**

(If applicant is a LLC or a Corp./Inc., include name of official representative and/or all partners)

1. Name of applicant: (Last) MAHEREFTEH (First) BEN (MI) \_\_\_\_\_

Mailing address of applicant (Street/P.O. Box): 4125 PORTSMOUTH BLVD

(City) PORTSMOUTH (State) VA (Zip Code) 23701

Daytime telephone number of applicant (157) 615-8383 Fax ( ) \_\_\_\_\_

E-mail address of applicant: BENPRESTIGEAB@GMAIL.COM

**DEPARTMENT OF CITY PLANNING**

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised January, 2015)

**Application  
Rezoning  
Page 2**

**AUTHORIZED AGENT (if applicable)**

(If agent is a LLC or a Corp./Inc., include name of official representative and/or all partners)

2. Name of applicant: (Last) THOMAS III (First) FRANK (MI) P

Mailing address of applicant (Street/P.O. Box): 315 EDWIN DR. SUITE 315

(City) VA BEACH (State) VA (Zip Code) 23462

Daytime telephone number of applicant (757) 497-4446 Fax (757) 497-8907

E-mail address of applicant: FRANK@SAMSEGAR.COM

**PROPERTY OWNER**

(If property owner is a LLC or a Corp./Inc., include name of official representative and/or all partners)

3. Name of property owner: (Last) HUND (First) TIM (MI) S

Mailing address of property owner (Street/P.O. box): 1618 WEST PEMBROKE AVE

(City) HAMPTON (State) VA (Zip Code) 23661

Daytime telephone number of owner (757) 717-4000 email: TIMTHECANMAN@GMAIL.COM

**CIVIC LEAGUE INFORMATION**

Civic League contact: T. DAVE RYDER / HIGHLAND PARK CIVIC LEAGUE

Date(s) contacted: \_\_\_\_\_

Ward/Super Ward information: ANGELA WILLIAMS

**DEPARTMENT OF CITY PLANNING**

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised January, 2015)



**REQUIRED ATTACHMENTS:**

- ✓ Required application fee, \$705.00 (If check, make payable to the City of Norfolk).
  - Application fee includes a non-refundable \$5 technology surcharge.
  - If accompanied with a necessary map amendment to the City's adopted general plan, *plan Norfolk 2030*, an additional technology surcharge of \$5 will be required.
- ✓ One 8 1/2 x 14 inch or 11 x 17 inch copy of a physical survey, drawn to scale and showing site conditions and improvements (including portions of the right-of-way to the curb line):
  - Existing and proposed building structures
  - Driveways
  - Parking
  - Landscaping
  - Property lines (see attached example)
- ✓ One 8 1/2 x 14 inch or 11 x 17 inch copy of a conceptual site plan drawn to scale and showing all proposed site improvements, landscaping, drive aisles and parking with dimensions, and proposed changes to parcel/property lines (including lease lines) if applicable.
- ✓ Written description and details of the operation of the business (i.e., # of employees, # of bays, reason for rezoning, etc...)

**CERTIFICATION:**

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge.

Print name: TIM S. HAND Sign: [Signature] 02/09/15  
(Property Owner or Authorized Agent of Signatory) (Date)

Print name: SHARON MAURER-ETTER Sign: [Signature] 2-9-15  
(Applicant) (Date)

**ONLY NEEDED IF APPLICABLE:**

Print name: FRANK P. THOMAS Sign: [Signature] 2/10/15  
(Authorized Agent Signature) (Date)

DEPARTMENT OF CITY PLANNING  
810 Union Street, Room 608  
Norfolk, Virginia 23510  
Telephone (757) 664-4752 Fax (757) 441-1669  
(Revised January, 2015)



**APPLICATION  
SPECIAL EXCEPTION**

Special Exception for: 834 W. 44<sup>th</sup> St.

Date of application: 2/9/15

**DESCRIPTION OF PROPERTY**

Property location: (Street Number) 834 (Street Name) W 44<sup>th</sup> St.

Existing Use of Property WAREHOUSE

Current Building Square Footage 10,000.

Proposed Use MIXED USE COMMERCIAL / RESIDENTIAL

Proposed Square Footage 10,000

Proposed Hours of Operation:

Weekday From \_\_\_\_\_ To \_\_\_\_\_

Friday From \_\_\_\_\_ To \_\_\_\_\_

Saturday From \_\_\_\_\_ To \_\_\_\_\_

Sunday From \_\_\_\_\_ To \_\_\_\_\_

Trade Name of Business (If applicable) CAPITOL FINANCE, INC.

**DEPARTMENT OF CITY PLANNING**

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised January, 2015)



Application  
Special Exception  
Page 2

**APPLICANT**

(If applicant is a LLC or a Corp./Inc., include name of official representative and/or all partners)

1. Name of applicant: (Last) MAHGEREFTEH (First) BEN (MI) \_\_\_\_\_

Mailing address of applicant (Street/P.O. Box): 4125 PORTSMOUTH BLVD

(City) PORTSMOUTH (State) VA (Zip Code) 23701

Daytime telephone number of applicant (757) 615-8383 Fax ( ) \_\_\_\_\_

E-mail address of applicant: BENRESTIG.EAB@GMAIL.COM

**AUTHORIZED AGENT (if applicable)**

(If agent is a LLC or a Corp./Inc., include name of official representative and/or all partners)

2. Name of applicant: (Last) THOMAS III (First) FRANK (MI) P

Mailing address of applicant (Street/P.O. Box): 315 EDWIN DRIVE, SUITE 315

(City) VA BEACH (State) VA (Zip Code) 23462

Daytime telephone number of applicant 757-497-4446 Fax 757-497-8904

E-mail address of applicant: FRANK@SAMSEGA.COM

**PROPERTY OWNER**

(If property owner is a LLC or a Corp./Inc., include name of official representative and/or all partners)

PATH GROUP, LLC : Timothy S. HAND, managing member  
PAUL ATKINSON

3. Name of property owner: (Last) \_\_\_\_\_ (First) \_\_\_\_\_ (MI) \_\_\_\_\_

Mailing address of property owner (Street/P.O. box): 1618 WEST PEMBROKE AVE.

(City) Hampton (State) VA (Zip Code) 23061

Daytime telephone number of owner (757) 717-4000 email: TIMTHECANMAN@GMAIL.COM

Application

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4762 Fax (757) 441-1569

(Revised January, 2016)

**CIVIC LEAGUE INFORMATION**

Civic League contact: T. DALE RYDER  
Date(s) contacted: ANGELIA WILLIAMS  
Ward/Super Ward Information: HIGHLAND PARK CIVIC LEAGUE

**REQUIRED ATTACHMENTS:**

- ✓ Required application fee, \$355.00 (if check, make payable to the City of Norfolk).
  - o Application fee includes a non-refundable \$5 technology surcharge.
- ✓ One 8 1/2 x 14 Inch or 11 x 17 Inch copy of a physical survey, drawn to scale and showing site conditions and improvements (including portions of the right-of-way to the curb line):
  - Existing and proposed building structures
  - Driveways
  - Parking
  - Landscaping
  - Property lines (see attached example)
- ✓ One 8 1/2 x 14 Inch or 11 x 17 Inch copy of a conceptual site plan drawn to scale and showing all proposed site improvements, landscaping, drive aisles and parking with dimensions, and proposed changes to parcel/property lines (including lease lines) if applicable.

**CERTIFICATION:**

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: TIMSLAND Sign: [Signature] 02/09/2015  
(Property Owner or Authorized Agent of Signature) (Date)

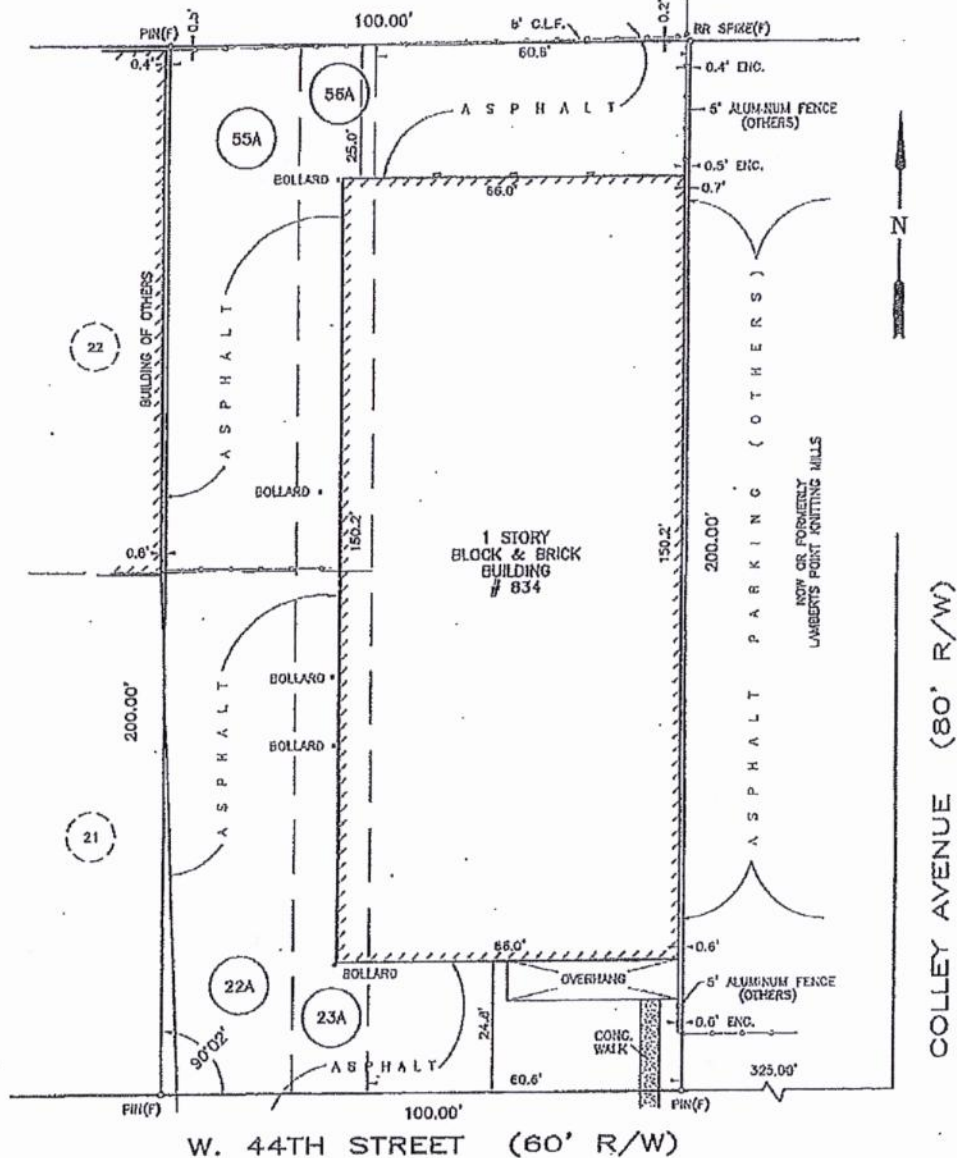
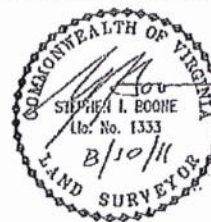
Print name: SHARON MARGRETT Sign: [Signature] 12-9-15  
(Applicant) (Date)

**ONLY NEEDED IF APPLICABLE:**

Print name: FRANK P THOMAS Sign: [Signature] 2/9/15  
(Authorized Agent Signature) (Date)

DEPARTMENT OF CITY PLANNING  
810 Union Street, Room 508  
Norfolk, Virginia 23510  
Telephone (757) 664-4752 Fax (757) 441-1569  
(Revised January, 2015)





F.B. 610, PG. 19      JOB #: 11-0568



**WEST ELEVATION**  
1/8" = 1'-0"



**SOUTH ELEVATION**  
1/8" = 1'-0"



## Simons, Matthew

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**From:** Wendy Hazel <Wendy.Hazel@whro.org>  
**Sent:** Monday, April 13, 2015 1:21 PM  
**To:** Simons, Matthew  
**Subject:** 834 West 44th Street

Hey Matt,

I wanted to let you know that, by majority vote and based on the plans as presented at our April 9<sup>th</sup> meeting, the civic league does not object to the rezoning of 834 West 44<sup>th</sup> Street.

Let me know if you have any questions or need this in a more formal format.

Thanks!

**Wendy Hazel**  
Education Office Manager



WHRO

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[whro.org](http://whro.org)



Wolf Hall premieres April 5 on WHRO TV15